

**COMMUNITY DEVELOPMENT COMMITTEE  
CITY OF WILLMAR, MINNESOTA  
THURSDAY, JANUARY 12, 2012**

**MINUTES**

The Community Development Committee of the Willmar City Council met on Thursday, January 12, 2012, in Conference Room No.1 at the City Office Building. Chair Dokken called the meeting to order at 4:45pm.

**Present:**

Jim Dokken	Chair
Bruce DeBlieck	Council Member
Steve Ahmann	Council Member
Ron Christianson	Council Member
Bruce Peterson	Director of Planning and Development Services
Charlene Stevens	City Administrator
Kevin Halliday	City Clerk/Treasurer

**Others present:** Frank Yanish – Mayor, Ryan Tillman, Luke Billmeier, Bonnie Thiel, and Laura Becker.

**1. PUBLIC COMMENTS (FOR INFORMATION ONLY)**

Ryan Tillman spoke of incidents at the Westwinds housing development. He was concerned about criminal behavior and traffic speeds. Luke Billmeier expressed his concern about children near the Westwinds development being exposed to criminal activity. They suggested better screening of tenants by the HRA. Council member Christianson explained that the HRA was doing the best they could with the screening process. Bonnie Thiel, a Westwind resident, said that the screening process isn't perfect and she suggested drug testing of potential tenants.

Laura Becker expressed appreciation for City involvement in the Somali culture meetings.

**2. 2010 CENSUS REDISTRICTING (FOR INFORMATION ONLY)**

The Committee began their discussion of the ward redistricting process. City Clerk Kevin Halliday presented information relative to the redistricting process for the Council wards. There are four main criteria for redistricting (See Attachment A). Further information on City ward redistricting was reviewed and discussed (See Attachment B). Staff will return in two weeks with proposals for redistricting the four Willmar wards.

**3. CITY LAND PURCHASE (MOTION)**

Staff presented a recommendation for the City to acquire two lots on the west side of 8<sup>th</sup> Street Northeast, just east of the Eagles Landing Addition (See Attachment C). The two lots are not in the City of Willmar at this time, but would be key to any future annexation and provision of utility services in that area. Major portions of the two lots are wetlands at this time, but there would be room to run a sanitary sewer line through the property to serve 8<sup>th</sup> Street Northeast, as well as provide space on-site for storm water retention. With renewed interest in annexation by some residents of 8<sup>th</sup> Street Northeast, staff believes it is prudent to proceed with the acquisition of the properties at this time. The two lots are both tax forfeited and could be had for the sum of \$2,270.00.

Following discussion, a motion was made by Council member Christianson, seconded by Council member Ahmann, and passed for the following:

**RECOMMENDATION:** To purchase the two lots as proposed with funding through the Storm Water Fund.

**4. KIDROWSKI CONSTRUCTION SCHEDULE (FOR INFORMATION ONLY)**

Staff presented a letter from Mr. Kidrowski outlining his proposed construction schedule for the completion of the John's Supper Club Building (See Attachment D). The most recent report from staff was also discussed and the Committee expressed their hope that Mr. Kidrowski could stay on schedule.

**5. 201 HAVANA STREET NORTHEAST (MOTION)**

Staff presented two quotes for demolition of the property as requested by the Committee at their last meeting. The demolition quotes were in response to a recommendation by staff that the Council declare the home at 201 Havana Street Northeast as a dangerous structure and move for its immediate repair or demolition. Repair is unlikely as the home has suffered substantial fire damage. The Committee discussed the potential for long-term precedent if they did move to declare this structure as unsafe. Staff responded that if the property owner is not going to respond and fix the property, the City would have to step in and be responsible for the demolition, at which point it would fall into City ownership and the City would be able to dispose of the property. It was the opinion of staff that both the demolition quotes exceed the amount of money that the City would be likely to get for the sale of the property. Staff was asked to look into various alternatives such as working with Habitat for Humanity, working with a demolition contractor to see if they would take the property in exchange for the demolition, or other methods to reduce the City's financial exposure.

Following discussion, a motion was made by Council member DeBlieck, seconded by Council member Ahmann, and passed for the following:

**RECOMMENDATION:** To declare the house at 201 Havana Street Northeast to be a dangerous structure and to pursue repair/demolition.

**6. MISCELLANY (FOR INFORMATION ONLY)**

Council member Christianson suggested that the Council consider having more of its members be allowed to vote on the various boards and commissions that they serve on.

7. There being no further business to come before the Committee, the meeting adjourned at 5:50pm.

Respectfully submitted,

Bruce D. Peterson, AICP  
Director of Planning and Development Services